CITY COUNCIL REPORT



Meeting Date: General Plan Element: July 1, 2013 Land Use

General Plan Goal:

Maintain a balance of land uses

ACTION

Scottsdale 92 Lofts 3-GP-2013 & 6-ZN-2013

Request to consider the following:

- Adopt Resolution No. 9457 approving a Non-Major General Plan Amendment to the Scottsdale General Plan Land Use Designation Map from the Commercial land use designation to the Mixed-Use Neighborhoods land use designation on a 4.6 +/- acre site located at 10301 N. 92nd Street.
- 2. Adopt Ordinance No. 4100 approving an amendment to the Planned Community (P-C) district from comparable commercial (C-3) zoning district uses and site development standards to comparable mixed-use (PUD) zoning district uses with amended site development standards and amend the Development Plan for the McCormick Ranch master development plan by approving a new Development Plan, finding that the Planned Community (P-C) district criteria have been met, and the comparable Planned Unit Development (PUD) district criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on a 4.6 +/- acre site located at 10301 N. 92nd Street.
- 3. Adopt Resolution No. 9458 declaring "Scottsdale 92 Lofts Development Plan," as a public record.

OWNER

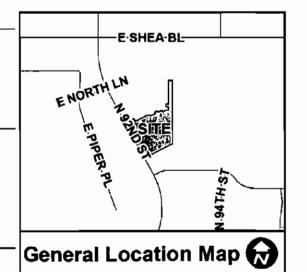
Black Canyon Place, LLC 602-550-5671

APPLICANT CONTACT

Joel Broder Visiquest Properties, LLC 480-767-1330

LOCATION

10301 N. 92nd Street



BACKGROUND

General Plan

The General Plan Land Use Element currently designates the property as Commercial. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs.

Character Area Plan

The Shea Character Area Plan defers the land use map portion of the plan to the land use map of the General Plan. As noted above, the property is currently designated Commercial in the General Plan.

Zoning

The site is currently zoned Planned Community (P-C) district as part of the McCormick Ranch Planned Community District with comparable Highway Commercial (C-3) district uses and development standards. The C-3 zoning district provides uses and development standards that permit most types of commercial activities including shopping and service needs.

Context

The subject property is located approximately 1000 feet south of the intersection of E. Shea Boulevard and N. 92nd Street on the east side of N. 92nd Street and is surrounded by numerous developments including retail, office, medical and hospital uses. Please refer to context graphics attached.

Key Items for Consideration

- Allows for residential on the subject site.
- Long-term viability of site
- Implementation of mixed-use land use designation for this area of Shea Corridor
- Compatibility with surrounding development
- Reuse of vacant office site
- Conformance with the Scottsdale General Plan and Shea Character Area Plan
- Planning Commission heard this case on June 12, 2013 and recommended approval with a vote of 6-0.

Other Related Policies, References:

- Scottsdale General Plan 2001, as amended
- 1993 Shea Character Area Plan
- 2011 Citywide Economic Analysis and Development Forecast by Applied Economics
- Zoning Ordinance

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for a Non-Major General Plan Amendment to the Scottsdale General Plan

City Council Report | Scottsdale 92 Lofts (3-GP-2013 & 6-ZN-2013)

Land Use Map from the Commercial land use designation to the Mixed-Use Neighborhoods land use designation and for a zoning district map amendment to the Planned Community (P-C) zoning district from comparable commercial (C-3) zoning district uses and site development standards to comparable mixed-use (PUD) zoning district uses with amended site development standards and amend the Development Plan for the McCormick Ranch master development plan. The applicant is making these requests to permit a proposed adaptive reuse of the site's buildings to allow a multifamily residential and office mixed-use project on the site.

Development Information

• Existing Use: Office

Proposed Use: Residential and office mixed-use project

Buildings/Description: Two existing, multi-story buildings
 Parcel Size: 4.05 acres (net) / 4.6 acres (gross)

Building Height Allowed: 48 feet

Building Height Proposed: Varies – maximum 36 feet plus allowable rooftop appurtenances

Parking Required: 134 spacesParking Provided: 297 spaces

Open Space Required: 20,081 square feet / 0.46 acres
 Open Space Provided: 42,404 square feet / 0.97 acres

Floor Area: 71,000 square feet

Density Allowed: Density determined by DP

Density Proposed: 12.2 dwelling units per gross acre

NON-MAJOR GENERAL PLAN AMENDMENT ANALYSIS

General Plan

The applicant's request is recognized as a non-major amendment based upon criteria outlined in the City of Scottsdale General Plan 2001. Furthermore, this assessment was made by utilizing the Change in Land Use Category Table and the Area of Change Criteria outlined within the City of Scottsdale General Plan 2001. The Change in Land Use Category table identifies that a change from a Commercial Land Use designation (Group E) to a Mixed-Use Neighborhoods Use designation (Group E) does not constitute a Major General Plan Amendment. The Area of Change Criteria, (Planning Zone C1), states that any change in land use within this area of the city that includes 15 or more gross acres would constitute a Major General Plan amendment. The subject site is approximately +/- 4.61 gross acres and would not constitute a major General Plan amendment. The Character Area Criteria requires that any change in the land use category comply with the guidelines and standards embodied within an approved character area plan, this application has done so by aligning itself with the umbrella goals, policies, and guidelines of the 1993 Shea Area Plan. Lastly, the Water/Wastewater Infrastructure Criteria and its application in this proposal has been determined that it will not cause an increase that would classify the proposal as Major Amendment.

The General Plan Land Use Element describes the Mixed-Use Neighborhoods Land Use Designation as areas that could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. Mixed-Use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services that have a focus on human scale development.

One of the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001, is "Enhance Neighborhoods". This guiding principal acknowledges that Scottsdale's residential and commercial neighborhoods are a major defining element of this community. It also acknowledges that Scottsdale is committed to maintaining and enhancing existing and future neighborhoods, and states that development, revitalization, and redevelopment decisions, including rezoning, must meet the needs of the neighborhoods in the context of broader community goals.

As such, the proposal is consistent with the 2001 General Plan and implements the following goals:

Land Use

- Goal 4: Maintain a balance of land uses that support a high quality of life, a diverse mixture
 of housing and leisure opportunities and the economic base needed to secure resources to
 support the community.
- Goal 5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.
- Goal 9: Provide a broad variety of land uses that create a high level of synergy within mixeduse neighborhoods.

Character and Design

 Goal 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

The Character Type for the area surrounding this proposal is the Employment Core Type, which contains higher-density residential neighborhoods and a variety of mixed-use, commercial and employment centers and resorts. The Employment Core supports a wide range of activities and regional community employment uses including residential land uses. It is important to note that this area was also supported as a designated as an Employment Core Type within the 1993 Shea Area Plan.

Housing

- Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.
- Goal 3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.
- Goal 4: Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansions and increase the overall quality for our residents.
- Goal 6: Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.

Neighborhoods

- Goal 2: Use redevelopment and revitalization efforts to provide long-term stability to Scottsdale's mature residential and commercial neighborhoods
- Goal 3: Sustain the long-term economic well-being of the city and its citizen through redevelopment and neighborhoods preservation and revitalization efforts.
- Goal 5: Promote and encourage context-appropriate new development in established areas of the community.

Growth Area

 Goal 7: Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services and facilities.

Designated as an Activity Area, the city can concentrate on improvements that will support planned concentration of a variety of uses (mixed uses) such as residential, office, commercial, tourism an industrial uses. Growth Areas and Activity Areas (Activity Areas to a lesser extent) are targeted areas that are most appropriate for integrating open spaces and accommodating a variety of land uses oriented to multi-modal (transit, pedestrian, bicycling, as well as autos, etc.) activity.

Economic Vitality

 Goal 7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

Community Mobility

- Goal 8: Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.
- Goal 11: Provide opportunities for building "community" through neighborhood mobility.

1993 Shea Area Plan

The following policies in the Shea Area Plan relate to this proposal:

Umbrella Goals, Policies, & Guidelines

- Goal 1, Policy 1 ~ New development should be compatible to existing development through appropriate transitions. Encourage new residential development and revitalization that complements the established urban form.
- Goal 4 Create a variety of residential housing choices that will allow residents to live near schools and employment areas.

2011 Citywide Development Forecast by Applied Economics

In 2009, the City of Scottsdale contracted with Applied Economics to perform forecasts for future development for all of Scottsdale. The study examined Scottsdale in three geographic areas—south, central and north Scottsdale. The Central Sub-Area is generally bounded by Deer Valley Road to the north, City of Phoenix to the west, Town of Fountain Hills and Maricopa County to the east, Indian Bend Road and the Salt River Pima-Maricopa Indian Community contiguous to its southern boundary.

According to the study, the Central Sub-Area is projected to absorb approximately another +/-1655 acres of residential land area by 2030, and more than 35% of that being in urban residential development alone. This projection for development/redevelopment is that the amount of land

that has been designated for urban residential development and mixed use neighborhoods in the central area "will be important to providing workforce housing and bolstering retail demand."

The full Development Forecast text can be found at:

http://www.scottsdaleaz.gov/Assets/Public+Website/generalplan/Development_Forecast_2011.pdf

Land Use Impact Model

Long-Range Planning Services uses a land use impact model to generally assess the impacts of potential changes in land use designations. The application of the model on the subject property as Mixed-Use Neighborhoods indicates that the change in land use classification would result in an increase in resident population of 145 people and an increase of 56 residential units. The model indicates an increase of 26 school-aged students across grades K-12 and an increase of 59 workers that will add to the labor force. Within the established commercial office building, the model is indicating a loss in jobs totaling 70 workers; however, note that the project to date is vacant where residential units are currently proposed. Water usage will increase over the demand that would be required by the existing Commercial designation. Traffic, according to the model, could be 438 vehicle trips per day, substantially less (approximately 49% less) than counts associated with the existing Commercial designation for the site. Because the existing land use designation allows for a considerable range of use types, the actual increases in measured categories are at best an estimate and should not be considered conclusive.

Policy Implications (Non-Major General Plan Amendment)

The proposal achieves the goals and policies outlined above, by ensuring a compatible, mixed-use and adaptive reuse project will be integrated within the a designated urban core of the Shea Area while supporting the established land uses that surround it. Consequently, a non-major amendment from Commercial to Mixed-Use Neighborhoods Land Use Designation for the subject property is supported by the 2001 General Plan.

Proposed 2014 General Plan Update

The existing 2001 General Plan is currently in the midst of a state-mandated update process. When the document is adopted by the City Council and ratified by a vote of residents, the proposed Non-Major General Plan Amendment, if adopted, will be incorporated into the 2014 update document.

IMPACT ANALYSIS

Land Use

The proposed zoning district map amendment would allow for multi-family residential in the area and for a mix of uses on the site. The proposed multi-family residential project would add additional residential units to the area, which benefits from good access to local and regional transportation networks. The proposed project has been designed to integrate with the existing character of the surrounding neighborhood by utilizing the existing building locations, which favor larger setbacks from the roadways similar to other properties in the area. The applicant has provided several enhancements to the existing pedestrian circulation of the area to encourage an increase in pedestrian circulation of the area.

PCD Findings

As part of the approval or modified approval of an application for a P-C District, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:

- a. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
 - The rezoning application is accompanied by a Non-Major General Plan Amendment. As noted above, an analysis has shown that the proposed Amendment is in harmony with the General Plan and the proposed project is coordinated with existing and planned development of surrounding areas.
- b. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
 - The proposed project does not plan to alter the existing streets and thoroughfares, or existing access points to those streets or thoroughfares, that are adjacent to the property and they are considered to be adequate to serve the proposed uses.
- c. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
 - i. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgement of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
 - The residential component of the proposed project will promote sustained desirability and stability of the area by introducing additional residential units into a predominately commercial and service area, which will enhance the fulltime use of the area. The proposed project does not include any public facilities.
 - ii. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.
 - The proposed project does not include industrial or research uses.
 - iii. In the case of proposed commercial, institutional, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.
 - The proposed project intends to reduce the amount of office space on the site compared with the original use of the site, which will allow it to better fit in the larger land development pattern currently utilized in the surrounding area.
- d. Private and charter school having no room regularly used for housing or sleeping overnight.

Subject to Development Review Board approval and compliance with following standards, as well as those otherwise required in the P-C District.

The proposed project does not include a private or charter school.

PUD Findings

As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:

- a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
 - The proposed development promotes the revitalization of the area by reusing the existing underutilized site into a mixed-use development that will help sustain existing uses surrounding the site. In addition, the proposed development promotes the goals, policies and guidelines of the General Plan by expanding the diversity of land uses in the Shea area, by providing usable open space as part of the development and by providing pedestrian connections to existing developments in the surrounding area.
- b. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
 - The site is currently zoned Highway Commercial (C-3). The proposed development would not be permitted under the existing C-3 zoning designation.
- c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
 - The site of the proposed project is located within a larger area containing a mixture of
 uses ranging from retail and office to medical and hospital uses. The proposed mixeduse development will be compatible with those adjacent uses and promotes the
 stability and integrity of those uses by introducing a residential use to the area that will
 help sustain existing retail business while employing appropriate on-site transitions to
 existing adjacent land uses.
- d. There is adequate infrastructure and city services to serve the development.
 - City staff has determined that there are adequate infrastructure and city services to serve the development.
- e. The proposal meets the following location criteria:
 - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries nor within the boundaries of the Downtown Area.
 - The proposed development is not located within an area zoned ESL or within the boundaries of the Downtown Area.
 - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.
 - The proposed development fronts onto a minor arterial street, as defined by

the Transportation Master Plan.

Amended Site Development Standards

The P-C District allows for flexibility in development standards to encourage sensitivity to site conditions and provide flexibility in planning. In addition, an application for the PUD district may request to amend development standards of the PUD district, other than maximum building height. The applicant is requesting to utilize this provision for the following development standards:

- Building Setbacks Average Setback (N. 92nd Street). The applicant is requesting an amendment to eliminate the Average Setback requirement for the site's N. 92nd Street frontage.
 - The existing setbacks of the subject property and other adjacent properties have created a character that is inconsistent with the requirements of the PUD zoning district. In an effort to maintain that character, the applicant is requesting the Average Setback requirement be eliminated for the subject site's N. 92nd Street frontage. By eliminating the requirement, the location of the existing building can be retained, which is a location farther away from the road, consistent with existing developments north and south of the site. The increased setback will also allow the applicant to maintain a landscape area between the buildings and roadway.
- Required Open Space Private Outdoor Living Space. The applicant is requesting an
 amendment to reduce the required private outdoor living space from a minimum of five (5)
 percent of the total adjacent unit's square footage to a minimum of three (3) percent of the
 adjacent unit's square footage.
 - The applicant states that the existing building's design does not easily accommodate a balcony adjacent to each unit that meets the minimum size requirement. Further, the applicant states that requiring large balconies at each unit would require physical alterations to the existing building that would reduce the project's ability to appropriately reuse the existing building structure. The applicant is proposing to increase overall common open space on the site by 100% over the base requirement as compensation for reduced private outdoor living space.

Traffic/Trails

The Transportation Department has reviewed the proposed development, including site access points and pedestrian circulation. The applicant has submitted a detailed traffic impact study for the proposed development. The study estimates a total of 902 weekday vehicle trips generated by the site under the current C-3 zoning conditions. Additionally, the study estimates a total of 464 weekday vehicle trips to be generated under the proposed development condition, or an overall reduction of 438 weekday vehicle trips daily. There are currently no trails located adjacent to the proposed development. There are no traffic impacts anticipated as a result of the proposed development.

Water/Sewer

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services for the proposed use. No impacts are anticipated as a result of the proposed Non-Major General Plan Amendment and rezoning requests.

School District Comments/Review

The applicant has notified the Scottsdale Unified School District of the proposed requests. The School District has confirmed that there are adequate facilities to accommodate the proposal.

Open Space

The proposed development will be providing nearly 100% more open space than is required for the project. The site's existing building locations combined with new outdoor amenity spaces to be provided as part of the site's renovation allow for greater open space than is required by the Zoning Ordinance. As noted above in the Amended Site Development Standards section, the applicant is requesting to reduce the amount of private outdoor living space by two (2) percent.

Community Involvement

The applicant has sent notice to all property owners within 750 feet of the site and held an open house meeting on February 23, 2013 to seek input regarding the proposed project. Staff has received phone inquiries with general information regarding this project.

Policy Implications (Zoning District Map Amendment)

Approval for the proposed zoning district map amendment would allow for the integration of the residential component of the overall mixed-use development for this site and the surrounding area.

OTHER BOARDS & COMMISSIONS

Development Review Board/Commission

The Development Review Board reviewed the proposed zoning district map amendment case at their June 6, 2013 hearing to make a recommendation to the Planning Commission regarding design compatibility, environmental responsiveness, solar shading, connectivity, open space and proposed amended development standards of the project. The Board voted 7-0 to forward a favorable recommendation of the proposed project to the Planning Commission.

Planning Commission

The Planning Commission heard this case on June 12, 2013 and recommended approval with a vote of 6-0.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission:

- Recommend that the City Council approve a Non-Major General Plan Amendment to the Scottsdale General Plan Land Use Designation Map from Commercial to Mixed-Use Neighborhoods on a 4.6 +/- acre site located at 10301 N. 92nd Street.
- 2. Find that the Planned Community (P-C) district criteria have been met, and the comparable Planned Unit Development (PUD) district criteria have been met, and determine that the

proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and recommend that City Council approve an amendment to the Planned Community (P-C) district from comparable commercial (C-3) zoning district uses and site development standards to comparable mixed-use (PUD) zoning district uses with amended site development standards and amend the Development Plan for the McCormick Ranch master development plan by approving a new Development Plan on a 4.6 +/- acre site located at 10301 n. 92nd street.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

- Adopt Resolution No. 9457 approving a Non-Major General Plan Amendment to the Scottsdale General Plan Land Use Designation Map from the Commercial land use designation to the Mixed-Use Neighborhoods land use designation on a 4.6 +/- acre site located at 10301 N. 92nd Street.
- 2. Adopt Ordinance No. 4100 approving an amendment to the Planned Community (P-C) district from comparable commercial (C-3) zoning district uses and site development standards to comparable mixed-use (PUD) zoning district uses with amended site development standards and amend the Development Plan for the McCormick Ranch master development plan by approving a new Development Plan, finding that the Planned Community (P-C) district criteria have been met, and the comparable Planned Unit Development (PUD) district criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on a 4.6 +/- acre site located at 10301 N. 92nd Street.
- 3. Adopt Resolution No. 9458 declaring "Scottsdale 92 Lofts Development Plan," as a public record.

RESPONSIBLE DEPARTMENTS

Planning, Neighborhood and Transportation

Current Planning Services Long Range Planning Services

STAFF CONTACTS

Brad Carr, AICP Senior Planner 480-312-7713

E-mail: bcarr@ScottsdaleAZ.gov

Adam Yaron Planner 480-312-2761

E-mail: ayaron@scottsdaleaz.gov

APPROVED BY

Brad Carr, AICP, Report Author

6 13 2013

Date

Tim Curtis, AICP, Current Planning Director 480-312-4210, tcurtis@scottsdaleaz.gov

Date 6/17/2013

Randy Grant, Administrator

Planning, Neighborhood and Transportation 480-312-2664, rgrant@scottsdaleaz.gov

Date

ATTACHMENTS

- Resolution No. 9457
 Exhibit 1. Proposed General Plan Map
- 2. Ordinance No. 4100 Exhibit 1. Stipulations Exhibit 2. Zoning Map
- Resolution No. 9458
 Exhibit 1. Scottsdale 92 Lofts Development Plan
- 4. Additional Information
- 5. Applicant's Narrative
- 6. Context Aerial
- 6A. Aerial Close-Up
- 7. General Plan Map (existing)
- 8. Trip Generation Analysis
- 9. City Notification Map
- 10. June 12, 2013 Planning Commission minutes

RESOLUTION NO. 9457

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, FROM COMMERCIAL TO THE MIXED-USE NEIGHBORHOODS LAND USE DESIGNATION ON A 4.6 +/- ACRE SITE LOCATED AT 10301 N. 92ND STREET.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a hearing on June 12, 2013 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on July 1, 2013, and has incorporated, whenever possible, the concerns expressed by all interested persons.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use Element, Conceptual Land Use Map for the City of Scottsdale, from Commercial to the Mixed-Use Neighborhoods land use designation on a 4.6 +/- acre site located at 10301 N. 92nd Street.

Section 2. That the above amendment is described in Case No. 3-GP-2013 (relating to zoning case 6-ZN-2013) and on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 North Drinkwater Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 1st day of July, 2013.

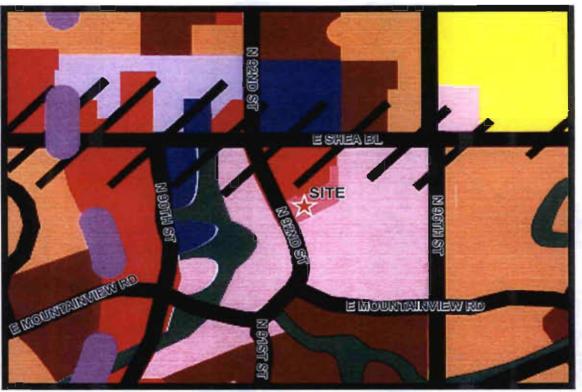
ATTEST:	CITY OF SCOTTSDALE, an Arizona municipal corporation
Ву:	By:
Carolyn Jagger	W.J. "Jim" Lane
City Clerk	Mayor
APPROVED AS TO FORM:	
OFFICE OF THE CITY ATTORNEY	
By: MAN	
Bruce Washburn, City Attorney	

11106964v2

By: Sherry R. Scott, Deputy City Attorney

Resolution No. 9457 Page 1 of 1

Proposed General Plan Land Use Map







ORDINANCE NO. 4100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARICOPA COUNTY, ARIZONA, SCOTTSDALE. AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 6-ZN-2013 TO AMEND PLANNED COMMUNITY (P-C) FROM COMPARABLE COMMERCIAL (C-3) ZONING DISTRICT USES AND SITE DEVELOPMENT STANDARDS TO COMPARABLE MIXED-USE (PUD) ZONING DISTRICT USES WITH AMENDED DEVELOPMENT STANDARDS AND AMEND THE DEVELOPMENT PLAN FOR THE MCCORMICK RANCH MASTER DEVELOPMENT BY APPROVING A NEW DEVELOPMENT PLAN ON A 4.6 +/- ACRE SITE LOCATED AT 10301 N. 92ND STREET.

WHEREAS, the Development Review Board held a public meeting on June 6, 2013 and made the required recommendations; and

WHEREAS, the Planning Commission held a public hearing on June 12, 2013, and made the required recommendations; and

WHEREAS, the City Council held a hearing on July 1, 2013; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 6-ZN-2013.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

<u>Section 1.</u> The Planning Commission has made findings in conformance with the requirements of the PUD district and the Council also finds:

- A) The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines;
- B) The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning:
- C) The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods;
- D) There is adequate infrastructure and city services to serve the development;
- E) The proposal meets the following location criteria:

- The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.
- 2. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended on a 4.6 +/- acre parcel located at 10301 N. 92nd Street, marked as "Site" (the Property) on the map attached as Exhibit 2, to amend Planned Community (P-C) from comparable commercial (C-3) zoning district uses and site development standards to comparable mixed-use (PUD) zoning district uses with amended site development standards and amend the Development Plan for the McCormick Ranch master development by approving a new Development Plan and by incorporating that certain document entitled "Scottsdale 92 Lofts Development Plan," declared a public record by Resolution No. 9458, into this ordinance by reference as if fully set forth herein.

<u>Section 3</u>. That the above approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the July, 2013.	e Council of the City of Scottsdale this day of
ATTEST:	CITY OF SCOTTSDALE, an Arizona Municipal Corporation
By: Carolyn Jagger City Clerk	By: W.J. "Jim" Lane Mayor
APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY	

By: Sherry R. Scott, Deputy City Attorney

Bruce Washburn, City Attorney

Stipulations for the Zoning Application: Scottsdale 92 Lofts

Case Number: 6-ZN-2013

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

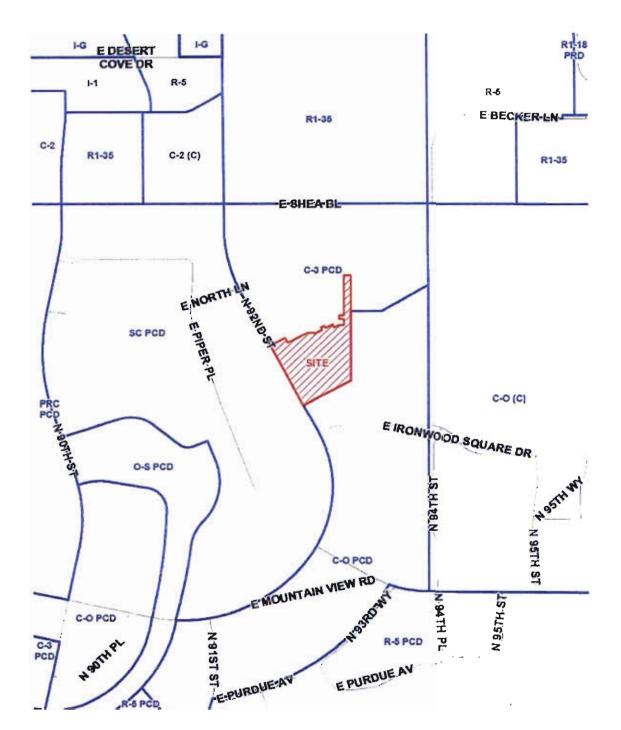
- 1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan submitted by Visiquest Properties, LLC with a city staff date of 5/30/2013, entitled "Scottsdale 92 Lofts Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 9458 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan.
- 3. MAXIMUM DENSITY. Maximum density shall be as indicated on the Land Use Budget Table below.

Parcel	Gross Acres	Zoning	Max DU/AC
217-36-989A	4.6	Planned Community with comparable Planned Unit Development (PUD) uses and development standards	13 DU/Gross Acre

INFRASTRUCTURE AND DEDICATIONS

4. PEDESTRIAN CROSSING. Prior to the issuance of any building permit for the site, the owner shall submit plans for a new pedestrian crossing on N. 92nd Street. Plans shall be reviewed and approved by the City's Transportation Department prior to issuance of any building permit for the site.

Zoning Map



6-ZN-2013

Exhibit 2 Ordinance No. 4100

RESOLUTION NO. 9458

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "SCOTTSDALE 92 LOFTS DEVELOPMENT PLAN."

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Scottsdale 92 Lofts Development Plan," attached as Exhibit 1, three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council County, Arizona this day of July, 2013.	of the City of Scottsdale, Maricopa
ATTEST:	CITY OF SCOTTSDALE, an Arizona municipal corporation
By: Carolyn Jagger, City Clerk	By: W. J. "Jim" Lane, Mayor
APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY	

Bruce Washburn, City Attorney

By: Sherry R. Scott, Deputy City Attorney

Scottsdale 92 Lofts Development Plan



CONSTRUCTION OF THE PARTY OF TH

CONTRACTOR OF THE PARTY OF THE

PROJECT PROPERTIES

STELLAR FOR AUTHOR (SHEET SEE

THE STELLAR FOR SHEET

CONTROL SOR SHEET

CONTROL SOR SHEET

AMORECAMIL AMORECETT.

HOWER DESIGNATION SCHOOL SALES ON

THE PROPERTY AND SERVICE

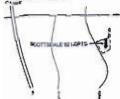
THE SERVICE AND SERVICE

THE SERVICE

ARCHITECT: DISTANCE DE APRICO LAUT MIRROR DE ESPORET, SARRE DIS-PERCENSE, AL SERNA P. ORFANIS (2003)

NAMES TRANSPORTED TO THE RESIDENCE OF THE PROPERTY OF THE PROP

VICINITY MAP



PROJECT DATA

STATEMENT TO A CONTROL OF THE PARTY OF THE P

A CONTROL OF CONTROL O

A STATE OF A STATE OF

VISIQUEST PROPERTIES

Shepley Bulfinch

SCOTTSDALE 92 LOFTS
1000 NUMBER STREET
SOUTTSDALE AT MISSO

SITE PLAN



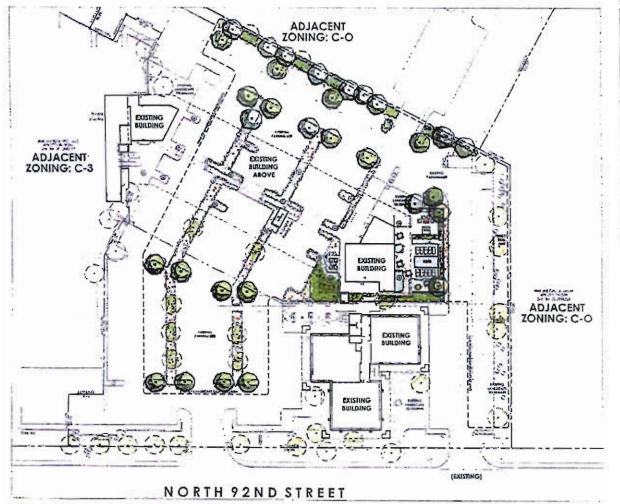
consess AG compa M

A100

Exhibit 1
Resolution No. 9458
Page 1 of 14

6-ZN-2013 5/30/13 Exhibit 1 Resolution No. 9458 Page 2 of 14

6-ZN-2013 5/30/13



PLANT SCHEOULE NOTELS DESIGN DEATON HEAV THE PARTY NAMED IN Eathing See THE AND ITHI EUR DE CHECK IS ON THE CAPER THE AVAV SEA) CH SCE 164 MAL treer SGE 164 164 164 164 IGU 104 164 - TOPOPENS -





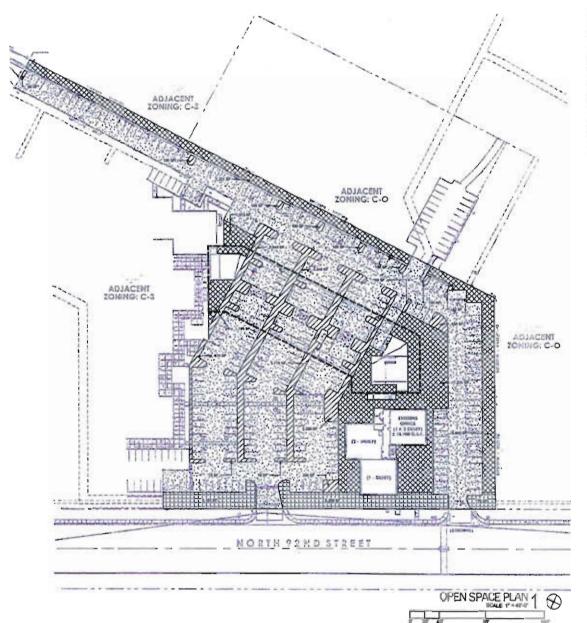


SCOTTSDALE 92

ACID. SPACEUR, CICO. VSIZZEST PROPERTIES

ACT FOR CONSTRUCTION

Sheek Maretor L-100



OPEN SPACE DATA

LANGE OF STREET OF STREET

SITE LEGEND

Planet critic struct; 1, 400 of

Officer Transit Bread Care, Crisis; 15,144 of

Province; 101 LANGECAPE GACC; 15,165 of

MINISTER BATT

Shepley Bulfinch

Share Foundation (SA)

VISIQUEST PROPERTIES

SCOTTSDALE 92 LOFTS

OPEN SPACE PLAN



F = 40-0" ____ 04/7/13
40-07
RG _____ BI

Exhibit 1
Resolution No. 9458
Page 4 of 14

6-ZN-2013 5/30/13

PEDESTRIAN/VEHICULAR CIRCULATION PLAN

Shepley Bulfinch

SITE LEGEND

VISIQUEST PROPERTIES

SCOTT'SDALE 92 LOFTS

PEDESTRIAN/VEHICULAR PLAN



Scottsdale 92 Lofts

6-ZN-2013

Amended Development Standards

5-30-2013

Sec. 5.5000. Planned Unit Development (PUD).

(Ord. No. 4005, § 1(Ras. No. 8947, Exh. A, § 158), 4-3-12)

Sec. 5.5001. Purpose.

The purpose of the planned unit development district is to promote the goals of the general plan, area plans, and design guidelines in areas of the city that are designated by the general plan for a combination of land uses in a mixed-use development pattern of either horizontal or vertical design. This zoning district recognizes that adherence to a traditional pattern of development standards, i.e. height, setback, lot coverage, space, bulk and use specifications contained elsewhere in this code would preclude the application of the more flexible PUD concept. Commercial, employment, hospitality, multi-family residential, and townhouse residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities. Developments within this district shall be compatible with development characteristics as expressed in the city's design standards and policies.

(Ord. No. 3854, § 3, 8-9-09)

Sec. 5.5002. Application requirements—Development Plan (DP).

- A. The zoning district map amendment application for the PUD District shall comply with the submittal requirements of Article I Administration and Procedures.
- B. The zoning district map amendment application for the PUD District shall be accompanied by a DP as provided in Article VII.

(Ord. No. 3854, § 3, 8-9-09; Ord. No. 3920, § 1(Exh. § 48), 11-9-10; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A. § 13), 11-14-12)

Sec. 5.5003. Approvals required.

- A. PUD Zoning District approval criteria.
 - 1. As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:
 - a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
 - b. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
 - c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.

- d. There is adequate infrastructure and city services to serve the development.
- e. The proposal meets the following location criteria:
 - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.
 - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.

B. Amended development standards.

- 1. To encourage sensitivity to site conditions and provide flexibility in planning, development standards outlined in Section 5.5005., excluding C. Allowable building height and D. Exception to building height, may be amended upon recommendation by the Planning Commission and a finding by the City Council that the amended development standards achieve the purposes of the planned unit development district better than the existing standards.
- C. Development Plan (DP).
 - Approval.
 - a. Development review board considerations.
 - i. The development review board shall review the DP elements and make a recommendation to the planning commission, based on the following considerations:
 - (1) The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the city and adjacent neighborhoods.
 - (2) The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
 - (3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
 - (4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.
 - b. Upon receiving a recommendation from the development review board, the planning commission shall make a recommendation to the City Council for consideration of the DP.
 - 2. Amendments.
 - a. Minor amendments to achieve a more suitable development plan.
 - i. Minor amendments are allowed:
 - (1) For a maximum of ten (10) percent of any individual DP Plan Element.
 - (2) To adjust the location of uses shown on the DP.

- ii. Minor amendments do not include an increase above the building height(s) or exception to building height, or residential density, or commercial intensity.
- iii. Minor amendments to the City Council approved DP may be approved by the Zoning Administrator as an administrative action.
- b. Major amendments.
 - i. Major amendments are those that increase the building height(s), residential density, commercial intensity, and/or that exceed ten (10) percent of any individual DP plan element.
 - ii. Approval of any major amendments will require a public hearing in accordance with Article I of the zoning ordinance by the Planning Commission and the City Council. If the design elements are affected by the request to amend the DP, a public hearing by the Development Review Board shall be required. Upon receiving a recommendation from the Development Review Board, the Planning Commission shall make a recommendation to the City Council for consideration of the major amendment DP.
- D. No structure or building shall be built or remodeled upon land in the PUD District until development review board approval has been obtained as outlined in Section 1.900 of Article I of the Zoning Ordinance, and applicable permits have been obtained.

(Circl No. 383) § 2 8 0 09: Ont 11 3920, § 17: 11 § 40), 1 30 10)

Sec. 5.5004. Use regulations.

- A. Permitted uses. All permitted uses of the Commercial Office (C-O) District and the Planned Regional Center (PRC) District, shall be permitted in the PUD District with horizontal and/or vertical combinations of mixed-uses. Residential uses shall be limited to multi-family dwellings and townhouses.
- B. Uses subject to conditional use permit. Subject to the approval of a conditional use permit, as specified in Article I, all uses subject to a conditional use permit of the Commercial Office C-O, excluding medical marijuana use, and the Planned Regional Center PRC, excluding a big box development greater than seventy-five thousand (75,000) square feet, may be permitted in the Planned Unit Development PUD District.
- C. Where there is a conflict between the Commercial Office (C-O) District and the Planned Regional Center (PRC) District provisions, the less restrictive provision shall apply.

(C.r. ab) 3854, § J. & B 091 Cr.J. Vo. 3830, § 1(Ext. § B) 1-25 47; Cr.J. No. 3832, § 1(Res. No. 8802, Erb. # § 5), 5147 (R)

Sec. 5.5005. Development standards.

- A. PUD development area.
 - 1. Gross acreage.
 - a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.

b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) gross acres.

B. Density and intensity.

- 1. The overall density of residential uses shall be established by the approved DP.
- 2. The overall intensity of commercial uses shall not exceed 0.8 floor area ratio, except as provided in Section 5.5005.B.3.
- 3. The City Council may approve intensity of commercial uses greater than 0.8 floor area ratio subject to any of the following criteria:
 - a. The proposed DP provides improved dedicated public open space.
 - b. The proposed DP provides a public parking facility(ies).
 - c. The proposed DP provides shared parking as established in Article IX parking and loading requirements.

C. Allowable building height.

- 1. Building height:
 - a. Shall be a maximum of forty-eight (48) feet, except as otherwise provided in Section 5.5005.D. and 5.5005.F.

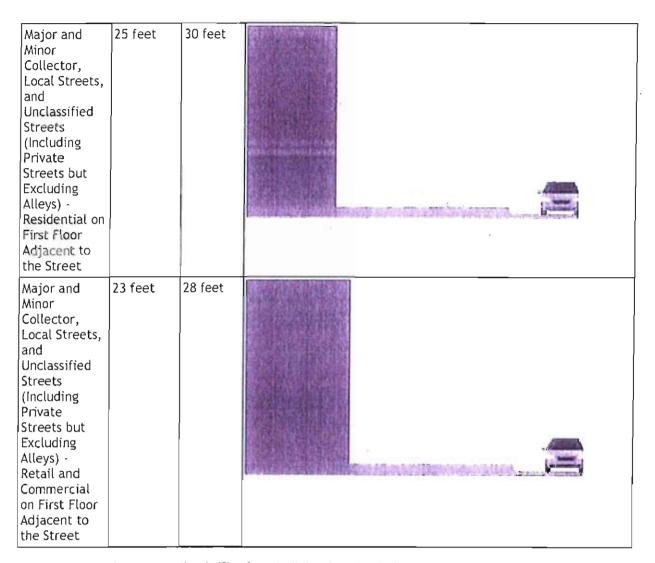
D. Exception to building height.

- 1. Architecturally integrated features, such as roof top mechanical equipment for utility and communication purposes, elevator bulk head, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet provided that the area within the said exceptions do not exceed a total of thirty (30) percent of a building's roof area. However, the City Council may approve either greater mechanical height or building roof area coverage where the DP and supporting materials demonstrate the allowable exception cannot reasonably be achieved.
- 2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a building's roof area subject to development review board approval.
- 3. Roof top garden structures may exceed the building height up to five (5) feet.

E. Building setbacks.

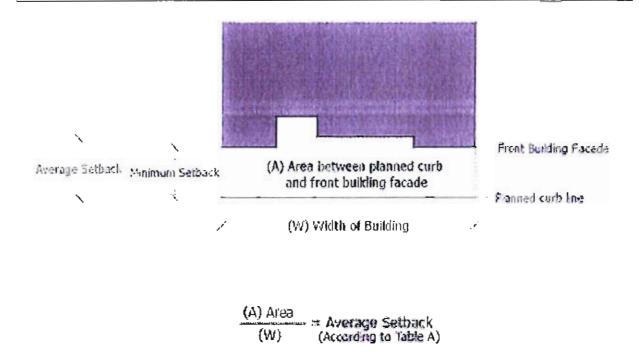
1. *Minimum setback*. Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Transportation Master Plan and the Design Standards & Policies Manual.

TABLE A			
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			
Street Classification Type and Use	Minimum Setback	Average Setback	Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.
Major and Minor Arterial - Residential on First Floor Adjacent to the Street	34 feet	40 feet	
Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street	28 feet	32 feet N/A	



2. Average setback. The front building facade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line and the front building facade divided by the width of the front building facade.

AVERAGE SETBACK DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.E.2.

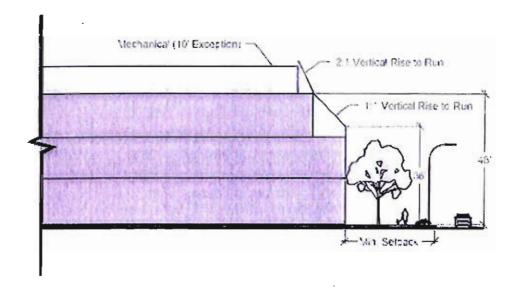


3. Designated scenic corridor or buffered setback. Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

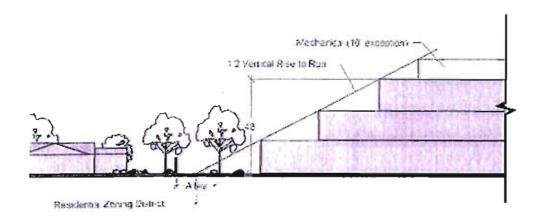
F. Building envelope.

- 1. Starting at a point thirty-six (36) feet above the minimum building setback line the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.
- 2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary, except as specified Section 5.5005.F.3.

BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.



BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.2.



3. PUD Developments adjacent to a residential zoning district, where the properties are separated by a major and/or minor arterial street as classified by the Transportation Master Plan and the Design Standards & Policies Manual, shall comply with Section 5.5005.F.1.

- G. Encroachment beyond the building envelope.
 - 1. A maximum encroachment of fifteen (15) feet may be allowed for:
 - a. Architectural ornaments and similar features, and
 - b. Trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.
 - 2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.
 - 3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.
- H. Setback abutting a residential zoning district.
 - 1. A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.
- 1. Required open space. Open space is only required for developments that include residential uses.
 - 1. Private outdoor living space.
 - a. Minimum: 0.050.03 multiplied by the gross floor area of the dwelling unit.
 - b. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.
 - 2. Common open space.
 - a. Minimum: 0.10 multiplied by the total gross site area of the development.
 - b. Common open space is not required if the overall residential density of the development is less than five (5) dwelling units per acre.
- J. Landscape improvements. The provisions of Article X. Landscaping requirements shall apply.

COUNT MO SEEL & D. 3 M M. CHE. W. SEPOL & 17 M. \$3 SO. 50 M. & 10. Onl. (A. 1906 & 1786) MO GAIX. END. A. \$ 150 H. C. (2)

Sec. 5.3006. Off-street partting and loading.

- A. Parking shall not be located between the building and the street; and shall not be located between the average building setback line and the street.
- B. Structured parking and parking garages shall be screened from street views and any views from residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. Screening shall be provided by building spaces that are habitable or that provide an architectural screen. Architectural screening shall be subject to Development Review Board approval.
- C. The provisions of Article IX. Parking and loading requirements shall apply.

(Cord. No. 3845, § 3. 84 08; Ora For 4005, § 1,7704 No. 8947, Ext. A. § 160), 4. 3-13)

Sec. 5.5007. Signs.

A. The provisions of Article VIII. Sign requirements shall apply except a master sign plan shall be submitted at the time of development review application.

(Ord. No. 3651, § 3, 3-9-08)

Additional Information for:

Scottsdale 92 Lofts

Case: 6-ZN-2013

PLANNING/DEVELOPMENT

- DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
- 2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. on-site pedestrian circulation, including enhanced pedestrian connections to adjacent properties that include landscaping and/or other shading devices adjacent to the walkway,
 - b. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, and
 - c. signage.
- 3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
- 4. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
- 5. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
- CONSTRUCTION COMPLETED. Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

SCOTTSDALE 92 LOFTS

Adaptive Reuse

Rezoning and Non-Major General Plan Amendment Narrative

REQUEST: Rezone from C-3 General Commercial to PUD (Planned Unit Development) to facilitate the conversion of a vacant office building to a 56-unit loft apartment community and continued use of an additional office building. Concurrent <u>non-major</u> General Plan amendment from Commercial to Mixed Use Neighborhoods.

PROPERTY

71,000 rentable SF brick clad office complex located at 10301 N. 92nd Street (south of Shea Blvd) built in 1985 (the "Property"). Comprised of a 58,000 SF and 13,000 SF building on 4.05 net acres. The larger building has been vacant for over 4 years.

CONTEXT

North: Mercado del Rancho featuring Sprouts, Chompies, Starbucks, Chipotle, Sushi, Yogurt,
 Liquor, Bank, Yoga and many more restaurants and services. Zoned C-3. This center
 was built together with the subject Property.

South: Ironwood Office Suites Condominiums zoned C-O.

- East: 2-acres of vacant land zoned C-O.

 West: Scottsdale Memorial Hospital (employment 3,000) and ancillary medical offices in addition to ±8 acres of vacant land for future expansion. Zoned SC-PCD.

Northeast: 9400 Shea featuring Ling and Louie's, Renegade, Stone and Vine, pet food, massage and Vision executive office suites in addition to 3.5 acres of vacant land. Zoned C-3.

- Other: Indian Bend Wash connection is ¼ mile to the south.

CURRENT GENERAL PLAN DESIGNATION

Conceptual Land Use: Commercial; Character Type: Employment Core; Character Area: Shea.

PROJECT DESCRIPTION

The heart of Scottsdale 92 Lofts is a proposed adaptive reuse project (the "Project"). It anticipates taking a 3-story 58,000 SF perennial vacant office building and recycling it into a 56-unit loft apartment (rental) community. A 2-story 13,000 SF office building on the Property will continue to be occupied as office. Thus the Property will become a mixed-use development.

The current office complex was built as part of the Mercado del Rancho retail center to the north in 1985. It shares a common wall, pedestrian connections and a similar brick facade. Over the years as the office market changed, the complex became obsolete due to parking constraints, access, low interior drop ceilings and two large open floor plates. The Property had also fallen into disrepair.

In 2010 the Property was bought from Wells Fargo by its current owner and a modest exterior remodel ensued which included bringing the Property up to current ADA standards. The front landscaping was also refurbished, but the rear and sides of the Property remained static.

Despite the Property's current shortcomings, it does have "great bones". Originally designed by acclaimed architect Robert Kubicek, its simple and symmetrical geometry are representative of its generation and yet timeless in many respects as well. Leaving the facade essentially intact with some minor embellishment will capture the essence of adaptive reuse. It is a recycling and conservation exercise.

What the large building lacks in functionality as an office building can be overcome by a change of use to residential. The one time interior corridor will be reestablished providing access to 28 units per floor – 56 units in total. It is served by an elevator and exterior stairwell at either ends of the corridor and one interior stairwell mid-corridor. Forty two covered parking spaces reside on the 1st floor beneath the building.

There will be 5 standard plans and 6 non-standard plans per floor. Each floor is identical with respect to unit layouts (stacked). Apartments range in size from approximately 620 SF to 1,200 SF and feature either one bedroom or one bedroom/dens. Most apartments have one bathroom. The <u>preliminary</u> unit mix is as follows:

			Rentable	
Unit type	Unit mix	Quantity	Sq. Ft. /Unit	Sq. Ft. Total
		_		_
1 Bed (Unit 1)	32.14%	18	618	11,124
1 Bed (Unit 3)	10.71%	6	763	4,578
1 Bed (Unit 2)	17.86%	10	761	7,610
1 Bed (Unit 5)	7.14%	4	940	3,760
1 Bed (Unit 4)	10.71%	6	940	5,640
1 Bed/Den	21.43%	12	1,075	12,898
Total/Avg	100.00%	56	814	45,610

The drop ceiling and all existing HVAC equipment and ductwork will be removed and replaced with energy efficient heat pumps and exposed rigid spiral ducts. Most of the electrical conduit and cabling will also be demolished and replaced. This will expose the 12' high ceilings. Insulation and fabric scrim will be added to the ceiling and all of it will be painted a monolithic color.

Apartment interiors will feature solid surface counters, eurostyle cabinets, stainless appliances, vinyl wood plank or concrete flooring and carpet tiles. New energy efficient plumbing fixtures will be installed. There will be high speed internet and TV along with web based electronic door access and common area surveillance.

Balconies with new glass doors will be added to select units. Units without balconies will receive operable exterior windows.

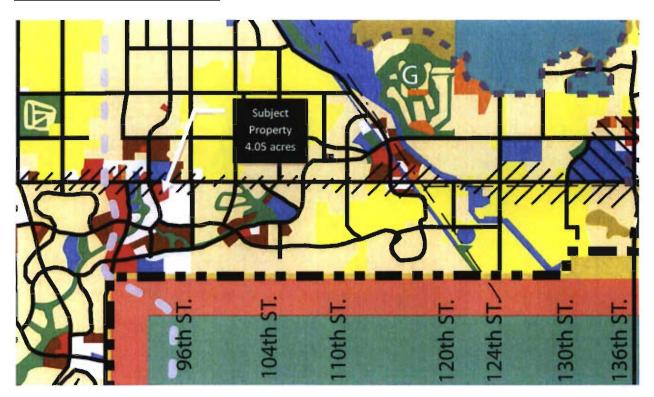
Several parking spaces along the perimeter will be converted to landscape islands. Others will receive covered parking canopies (approximately 25). New trees will be added and landscaping upgraded throughout. A portion of the landscaped area on the south perimeter will be converted to an 1,800 SF dog park.

A 2,000 SF first floor resident lounge will be created and 10 adjacent parking spaces will be removed and transformed into a 3,500 SF outdoor patio/garden area replete with small pool, spa, fire pit and BBQs.

PROPOSED LAND USE CHANGE

Applicant is proposing to change from Commercial to Mixed Use. See Graphics 1 and 2 below. These two categories are closely linked in the 2001 General Plan and in some cases are considered interchangeable. On page 72, the General Plan says the following about Commercial Land Use: "This category may also include other uses, like housing and office uses, to attain environmental and mobility goals." It goes on to say that, "Community and regional commercial uses function best when they are integrated with mixed-use areas."

Graphic 1: 2001 General Plan



Conceptual Land Use Map



Graphic 2: General Plan proposed land use classification (before and after)





On Page 71, the General Plan says, "Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services..." which this location certainly possesses. The General Plan goes on to say, "These areas could accommodate higher density housing combined with complimentary office or retail use..." Lastly, it specifically includes McCormick Ranch Center area (where this Property is located) among the "most suitable for mixed-use neighborhoods."

In the 2011 General Plan which was adopted by the City but unratified by voters, the Property is located in an area with a designated "Urban" character. This is consistent with the 2001 General Plan as well. Urban Character Types as defined in the 2011 General Plan, "consist of mainly mixed-use neighborhoods of varying character. These districts include apartments, townhouses, commercial and employment centers, and resorts. Urban areas have a pedestrian orientation with shade, activity nodes, and developed open spaces that encourage interaction among people."

The justification for changing the land use and zoning designation for the Property can be framed around the following guiding principles of the 2001 and 2011 general plans.

Character/Lifestyle

Adaptively reusing an existing structure to accommodate changing lifestyles and work. Creating a tasteful and well integrated residential-commercial-employment mixed-use Project offers quality of life options for residents who choose to minimize car transportation and rely more on bike, walking or public transportation. This is a live-work-play opportunity. All of these elements are consistent with the stated policies and goals of the general plan.

The original design of the building is being preserved and embellished in an effort to improve upon, not dramatically change, the character of the built environment. The addition of landscaping and open space will improve the quality of that environment. Blending old with new will root the Property to its origins, yet change it enough to keep pace with contemporary tastes and sensitivities.

The Shea Character Area Plan is perhaps the most diverse of the area plans and consequently offers a wide variety of "character". Within the Shea CAP, the Property is most closely aligned with McCormick Ranch and Via Linda corridor character areas. These two areas in particular pioneered many successful land use planning and design principles that other communities have embraced. The Project seeks to build on this diversity and pioneering design spirit in the context of the urban character that the City has recognized exists at this location.

Table 1 below outlines some of the most relevant General Plan character/lifestyle elements with Project characteristics shown in Italics.

Table 1: Shea Area Plan applicable Goals, Policies and Intentions

- Create housing opportunities that will allow residents to live near schools and employment areas.
 - There are thousands of jobs within just a 1-mile radius of the Project which will allow residents to walk, bike or make a short car commute.
- Provide opportunities for destination medical or corporate office, and land uses that would support tourism, corporate business, or medical activity. These uses should demonstrate a compatible fit into the unique environment of the Shea Area.
 - Having high quality employee rental housing in close proximity to work, shopping and recreation helps corporate businesses attract and retain skilled workers.
 - High quality residential housing adds to ond supports the diverse tapestry of land uses in the area.
- Compatibility of new development to existing development is sought through monitoring building heights, setbacks, building massing, buffering techniques, project walls (6 feet limitation), and neighborhood review of proposed development.
 - The Project is not changing the existing heights or setbacks, or building massing. It is adding landscape buffering. The neighborhood has had extensive review opportunities and the McCormick Ranch POA has unanimously supported the Project.
- New development should blend into the existing land use patterns without creating negative off-site impacts.
 - The change in use will decrease traffic impacts versus the current affice zoning. It will have no significant additional impact on sewer or water.

Economic Vitality

McCormick Ranch began development in the late 1970s. Thirty-five years later the community has stood the test of time by encouraging remodeling, revitalizing and refreshing. The Ranch itself has continually updated its signage and landscaping to remain desirable and relevant.

Investing capital to give a perennially vacant office building a second life is part of the continual process of renewal that keeps neighborhoods strong. Converting the Property to residential will be good for neighboring retail and services. It is also helpful to surrounding employers who want to attract and retain employees with close-in options for high quality relatively affordable housing.

Neighborhoods

A neighborhood is like a quilt with many small diverse pieces of fabric stitched together to form a comfortable cohesive unit. The diversity of neighborhood needs to address age, economic and lifestyle related choices. The proposed Project does that by offering a loft apartment in walkable/bikeable proximity to employment, in addition to essential and non-essential products and services. This option simply does not currently exist in the neighborhood.

The concept of urban loft living at this location has been presented in many different neighborhood forums. The applicant has sampled City staff, surrounding Property owners, tenants, employers, neighborhood associations and the direct public through the newspaper, email, telephone, open house and social media. The response has been overwhelmingly supportive and encouraging. The applicant will continue to reach out to the public through focus groups and crowd sourcing for their suggestions on ways to improve the built environment both inside and outside of the Property.

The following General Plan Housing and Neighborhood Elements are applicable to the Project.

- Support existing and future housing rehabilitation and neighborhood preservation efforts.
- Encourage energy efficiency via integration of the city's Green Buildings and Sustainability programs (or future programs) in new housing design.
- Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.
- Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.
- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Consider a variety of strategies to increase housing intensity and diversity in appropriate locations, such as around commercial areas, near transit centers or major employment.
- Explore opportunities for new or redeveloped housing to serve the employment base.
- Encourage housing linked/connected to the city's mobility system.
- Work to adjust the housing mix based on changing demographics and economics of the city.
- Use revitalization and redevelopment tools to help maintain the community's mature neighborhoods, thus sustaining Scottsdale's quality of life and the aesthetics of its built environment.
- Establish appropriate incentives for the development of aesthetically pleasing, infill housing that serves a variety of income levels.

- Encourage adaptive reuse of existing structures where feasible and context appropriate.
- Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community.
- Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.

Open Space

Public - The applicant proposes to remove 16 parking spaces and convert them to additional public open space or landscape islands. Ten of those spaces will be transformed into the 3,500 SF patio/garden adjacent to the community lounge. By fencing in a previously unused landscaped area, the Project is able to add an additional 1,800 SF of usable open space for a dog park. Required public open space per the PUD is 20,081 Square Feet. Including the above described renovations, total public open space will equal 42,404 Square Feet (nearly 200% of the requirement).

Private - Due to the urban nature of the apartment Project and the physical limitations of the existing building, private outdoor patios and large private balconies are not possible. Instead, each apartment will utilize the 3' deep window recesses to create shallow Juliet balconies. Each balcony shall be 36 Square Feet. They shall have operable glass doors and allow residents to have potted flowers, plants and herbs in addition to some modest outdoor seating. The PUD private open space requirement is 5% of gross floor area of each apartment. The apartments average 814 Rentable Square Feet, therefore, the balconies provide 4.4% private open space on average. See the table below for more explanation.

			Rentable	Balcony	% Private
Unit type	Unit mix	Quantity	Sq. Ft. /Unit	Sq. Ft.	Open Space
1 Bed (Unit 1)	32.14%	18	618	36	5.8%
1 Bed (Unit 3)	10.71%	6	763	36	4.7%
1 Bed (Unit 2)	17.86%	10	761	36	4.7%
1 Bed (Unit 5)	7.14%	4	940	36	3.8%
1 Bed (Unit 4)	10.71%	6	940	36	3.8%
1 Bed/Den	21.43%	12	1,075	36	Varies
Total/Avg	100.00%	56	814	36	4.4%

The nature of this small apartment community is to bring people together in the intimate and functional resident lounge which is 2,000 Square Feet, not including the connected patio/garden. The lounge is an additional 4.3% of total Rentable Square Feet, which helps to offset the less than required private open space.

Community - The Property is located within ½ mile from the Indian Bend Greenbelt. This recreation open space connection will be an important amenity to the Project and reinforces the pedestrian/bicycle emphasis of the loft lifestyle.

Sustainability

The nature of adaptive reuse \underline{is} sustainability. Making a capital investment and repurposing an existing structure extends the useful life of a building and, in this case, reduces its impact on the environment in several important ways.

By utilizing existing public infrastructure and services, the City does not incur additional burden of development. In this case, the change of use will reduce traffic impact through the sheer fewer people needing to be accommodated by the built environment. Required parking goes from about 285 spaces to about 150 spaces. The opportunity to conveniently walk or bicycle to employment, shopping and restaurants has the potential to further reduce trip traffic.

Water and sewer capacity is adequate for the proposed use which does not appreciably add to or detract from the City's existing systems. Analysis by Peterson and Associates (MPE engineers) indicate the fixture count associated with the residential portion of the Project is about the same or less than what would be associated with the current office building when sewer and water systems were initially designed and sized. Sewer and water lines, constructed in the existing building, have wyes, tees and vent stacks already installed in anticipation of multiple individual office suites, with restrooms and kitchen facilities. The Project intends to utilize this existing infrastructure.

The existing HVAC units are being removed/recycled and replaced with new highly energy efficient units. Rigid exposed duct is significantly more efficient than conventional square plenum or flex duct.

The plumbing fixtures will be low flow and the appliances will be energy star rated. Each apartment will have digital electricity and water meters that show residents their actual consumption via the internet. Studies show this together with setback thermostats contribute significantly to conservation.

Removing asphalt pavement and adding drought tolerant landscaping (trees in particular) will help to reduce the heat island effect and contribute to healthier air quality.

The building itself has a passive solar energy design. Its north-south linear orientation combined with 3' deep window recesses mitigates the sun's effect. The roof has a mechanical equipment layout and orientation that favors a future photovoltaic solar system.

It is Applicant's intention that this Project qualify for one or more of the various Green Building designations.

Transportation

Per the Street Classification Map, the Property fronts a Minor Arterial which is designed to carry significant amounts of traffic. It feeds into Shea Blvd, a major arterial, just ¼ mile to the north. The Loop 101 is 1-mile to the west. Consequently there is adequate access and capacity to service the Project. Particularly when the residential use will significantly reduce the number of trips otherwise created as an office use (assuming reasonably full occupancy by both).

The general plan encourages opportunities to reduce traffic congestion, improve neighborhood connections and offer diverse opportunities for transportation. The general plan specifically

encourages mixed-use developments. The Project's proximity to employment, retail, services, restaurants and recreational open space will encourage multimodal transportation. The Property is located on the local and express bus lines. The sidewalks on 92nd Street are conducive to walking and there is already considerable daytime pedestrian activity. The Project plans to have a generous bike locker located in the building garage offering secured access and protection from the elements.

The Project already has ADA accessible sidewalks connecting the office and residential buildings to the adjacent Mercado del Rancho shops and 92nd Street. The Project proposes to add an additional north-south sidewalk connection to the shops through the middle of the parking lot. In addition, the Project proposes a crosswalk at 92nd Street from the south corner of the Property to a median pedestrian refuse and then across to existing sidewalk on the west side of 92nd Street. This will provide a strong connection to the Scottsdale Healthcare campus. An additional crosswalk (offsite) could be added from Mercado del Rancho across 92nd Street to further enhance pedestrian and bicycle circulation.

Walkscore.com rates neighborhoods and specific locations for their walkability. The scale is 1-100 with 90 being a "Walker's Paradise." North Scottsdale has a Walk Score of 35 - "Car Dependent". South Scottsdale rated a Walk Score of 56 - "Somewhat Walkable". The Property has a Walk Score of 78 - "Very Walkable"! The site goes on to say, "that most errands can be accomplished on foot."

By way of comparison, Optima north of Fashion Square has a Walk Score of 73. Esplanade in Phoenix has a Walk Score of 77. Portland and 3rd Street in Phoenix scored a 92.

Needless to say, living close to employment and all the other surrounding amenities can save meaningful time and reduce transportation costs as well as human stress.

PUD ZONING DISTRICT APPROVAL CRITERIA

The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.	✓
 The General Plan and Shea Area Plan encourage mixed-use development, multi-modal transportation, diversity of housing, support for corporate businesses, reinvestment in aging neighborhoods, high quality architecture and development, appropriate land use transitions and neighborhood input. All of these have been embodied in the proposed Project. 	
The proposed development's uses, densities, or development standards would not otherwise be permitted by the Property's existing zoning.	✓
- Multifamily residential is not allowed in C-3.	
The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.	✓
 The Property is surrounded by commercial or office uses (no residential). Neighbors on all sides support and encourage the Project. 	
There is adequate infrastructure and city services to serve the development.	✓
 Sewer, water, traffic, fire and safety are not negatively impacted by the Project and in some cases positively impacted due to a reduction in persons utilizing the Property from its current use to its proposed use. 	
The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.	✓
- The Project is not in areo zoned ESL nor within downtown.	
The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.	✓
- 92 nd Street is a Minor Arterial.	

Yes

No

AMENDED DEVELOPMENT STANDARDS

The Property meets all of the PUD development standards except for the Private Open Space requirements and Average Building Setback.

Due to the urban nature of the apartment Project and the physical limitations of the existing building, private outdoor patios and large balconies are not possible. Instead, the project will utilize the 3' deep window recesses to create shallow Juliet balconies. These will have operable doors to allow residents to utilize the balconies for potted plants, flowers and herbs in addition to modest outdoor seating. To compensate, the public open space provided will exceeds 200% of the requirement and the 2,000 Square Foot resident lounge will help to offset this requirement. Consequently, the applicant requests that the private open space requirement be amended.

The Average Building Setback of 32' is exceeded, i.e. the 3-story building setback is ± 300 feet from the street and the 2-story building setback is ± 39 feet.

A Legislative Draft of the Amended Development Standards is provided with this application.

SUMMARY AND CONCLUSION

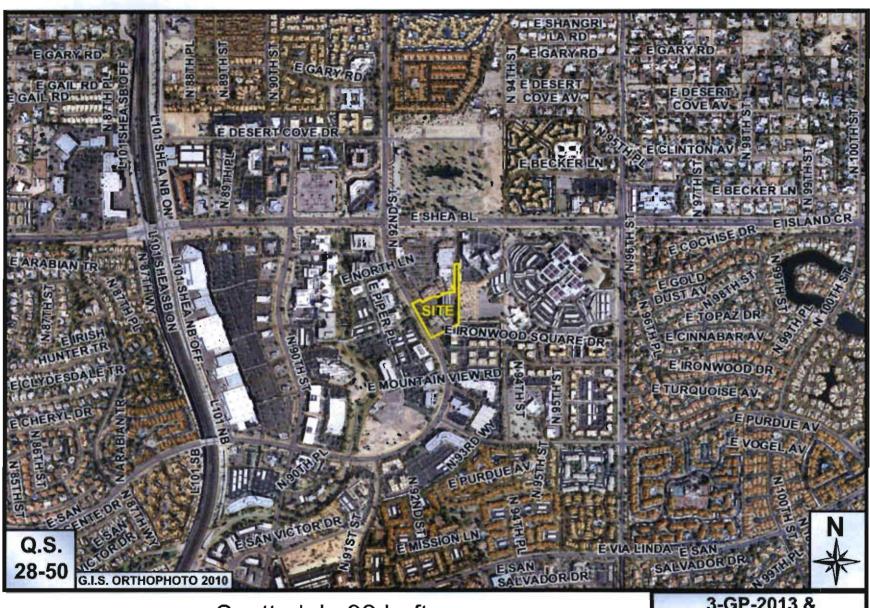
- The proposed adaptive reuse Project will be an example of sustainability and neighborhood revitalization.
- The change of use does not burden the City or the neighborhood.
- The neighbors support the use change and recognize the synergy that will be created by adding residential to this location.
- The quality of the built space will be preserved and enhanced by conservative embellishment.
- The proposed Project is consistent with the goals, policies and guiding principles of the General Plan and the Shea Character Area Plan.
- The requested land use was foreseen in the General Plan by specifically calling out McCormick Ranch Center as a suitable location for Mixed-Use.
- The proposal meets all of the approval criteria for PUD zoning designation.

SENSITIVE DESIGN PRINCIPALS SUPPLEMENT

The following Sensitive Design Principals have been or will be addressed with the Project as follows:

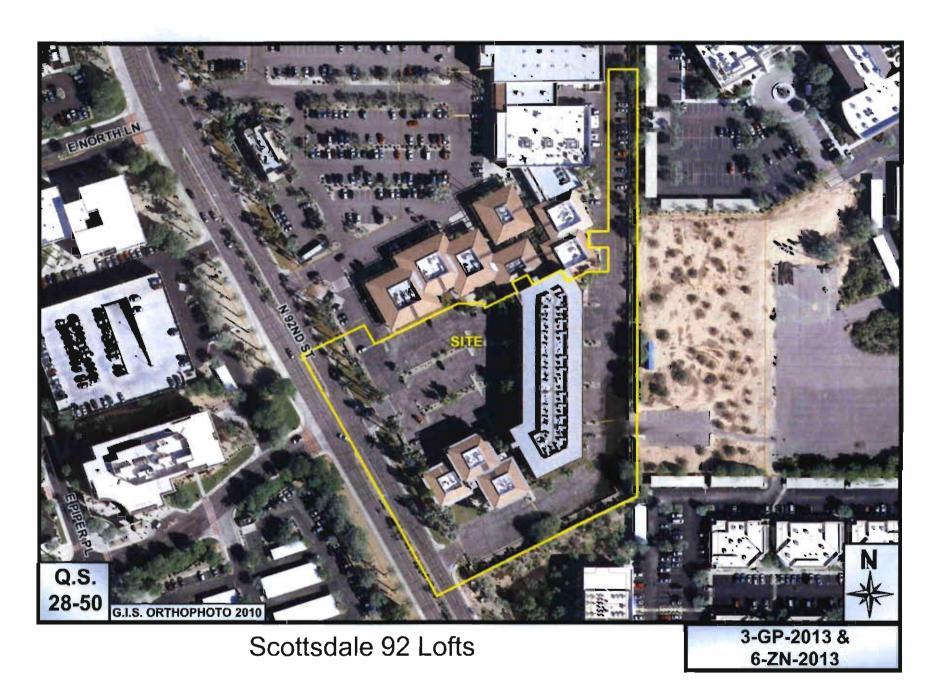
- 1. The design character of any area should be enhanced and strengthened by new development.
 - The Project does not seek to dramatically change the outward appearance of the buildings. They were originally designed with a vintage brick facade which they share with the adjacent retail development. The office building, the proposed apartment building and the adjacent retail buildings all have slightly different embellishments or paint schemes, but share the same basic design elements. This allows them to be differentiated, but still feel like "cousins" all part of the same family.
- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - The Project consists of existing buildings. The developer does not intend to change the siting or orientation of the buildings.
- Development should be sensitive to existing topography and landscaping.
 - The Project consists of existing buildings. The developer does not intend to change the topography, but does intend to enhance the existing site landscaping with additional drought tolerant plant materials.
- 4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.
 - Not applicable.
- 5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.
 - The streetscapes are existing and will not be significantly altered. There are pedestrian and vehicular connections between the Project and adjacent developments which will be enhanced with sidewalks and, at the City's discretion, 92nd Street crosswalks.
- 6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.
 - The Project proposed a secured 30-bike locker to encourage riding to work and for recreation.
 Additional sidewalk connections and lighting will be added to enhance pedestrian connections to adjacent retail and neighboring employment. The resident lounge and patio/garden are designed to encourage social interaction in an open, friendly and comfortable environment.
- 7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- In addition to the sidewalk connections mentioned previously, the two elevators and three stairwells are linked via ADA sidewalks under the building (through the garage). They provide shaded pathways directly into the adjacent retail and the resident lounge.
- 8. Buildings should be designed with a logical hierarchy of masses:
 - The 3-story building is set back off the street nearly 300'. The 2-story building is set closer to the street creating a stair-step effect. A large 2-story entry canopy connects the two buildings and provides way-finding to the elevators, guest parking and resident lounge.
- 9. The design of the built environment should respond to the desert environment:
 - The windows on the 3-story residential building are recessed 3' to provide shade and comfort to
 the interior spaces. The building also has a north-south orientation, further mitigating the
 impact of the desert sun. The apartment windows are 9' tall floor to ceiling and 12' wide.
 Combined with the balconies and operable doors, they create an indoor-outdoor flow to the
 living room.
- 10. Developments should strive to incorporate sustainable and healthy building practices and products.
 - The residential building is being remodeled using "Green" building techniques. These include energy star appliances, low water use plumbing fixtures, high SEER heat pumps, window shading, R-30 insulation in the ceilings, low VOC paints and low VOC flooring products.
- 11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
 - See #3 above.
- 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
 - See #3 above.
- 13. The extent and quality of lighting should be integrally designed as part of the built environment.
 - Existing lighting is designed to minimize glare and invasive overflow, to conserve energy, and to
 reflect the character of the area. Additional landscape lighting will be added to the site,
 particularly in the garage area, to enhance security and create ambiance.
- 14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.
 - Signage will be used sparingly on the site to identify the apartment building and office tenants.
 The signage shall be internally illuminated or reverse pan channel halo variety.



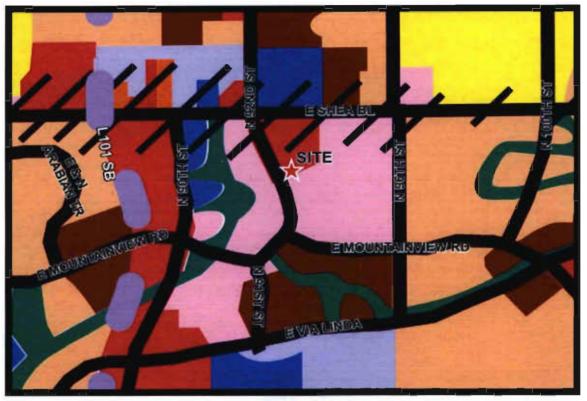
Scottsdale 92 Lofts

3-GP-2013 & 6-ZN-2013



ATTACHMENT #6A

Existing General Plan Land Use Map







6-ZN-2013



March 1, 2013

Mr. Joel Broder CEO Visiquest Properties 8679 E. San Alberto Drive, Suite 201 Scottsdale, AZ 85258 E-mail: [broder@VQholdings.com



Re: Trip Generation Statement for reuse project at 10301 N. 92nd Street Site – Scottsdale, Arizona

Dear Mr. Broder:

CivTech Inc. has been retained to prepare a trip generation comparison statement for the proposed adaptive reuse office project located at 10301 N, 92nd Street in Scottsdale, Arizona. The proposed project will rezone the C-3 office property to PUD for purposes of adaptively reusing the 60,000 SF office building as a 56 unit loft apartment community.

A trip generation comparison between the existing C-3 office use and proposed loft apartment community is provided in this letter.

EXISTING USE AND TRAFFIC VOLUMES

The existing site is zoned C-3 and consists of a 60,000 SF office building. The trip generation for the existing office building is discussed below. The 2010 daily traffic volume on 92nd Street south of Shea Boulevard was recorded as 16,500 vehicles per day according to the City of Scottsdale's website.

PROPOSED DEVELOPMENT

The proposed project will renovate the existing 60,000 SF office building into a 56 unit loft apartment community. This adaptive reuse will require rezoning the C-3 office property to PUD. Two_existing_driveway_locations_will_be_utilized_to_access_the_loft_apartment_community. The proposed trip generation is discussed under the following section. The proposed site plan is attached as an **Exhibit**.

TRIP GENERATION COMPARISON

The trip generation was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation*, 8th Edition. Trip Generation contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the report includes average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

Weekday generated trips for the existing office use and proposed loft apartments are summarized in Table 1. Detailed trip generation worksheets have been included as part of the Attachments.

Table 1: Weekday Trip Generation Comparison

Table 11 Heekaay 1116 Contention Companion										
Land Use	Dally	AM Pea	k Hour - V	Veekday	PM Peak Hour - Weekday					
Land Ose	Total	Enter	Exit Total		Enter Exit		Total			
Existing Use- 60,000 SF Office	902	110	15	125	25	122	147			
Proposed Use- 56 DU Apartment	464	6	26	32	32	17	49			

As shown in **Table 1**, the proposed reuse loft apartment project is projected to generate significantly less generated trips than the existing office use.

CONCLUSIONS

From the above, the following could be concluded,

- The proposed loft apartment project will generate approximately 464 weekday daily trips with 32 occurring during the morning peak hour and 49 occurring during the evening peak hour. The existing office use is estimated to generate 902 weekday daily trips with 125 occurring during the morning peak hour and 147 occurring during the evening peak hour.
- The proposed loft apartment project is expected to generate significantly less trips than the previously approved office use.
- The average dally traffic along 92nd Street will be reduced by approximately 440 trips as a result of the change of use from an office building to a 56-unit apartment complex.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech

Dawn-D. Cartler , P.E., PTOE

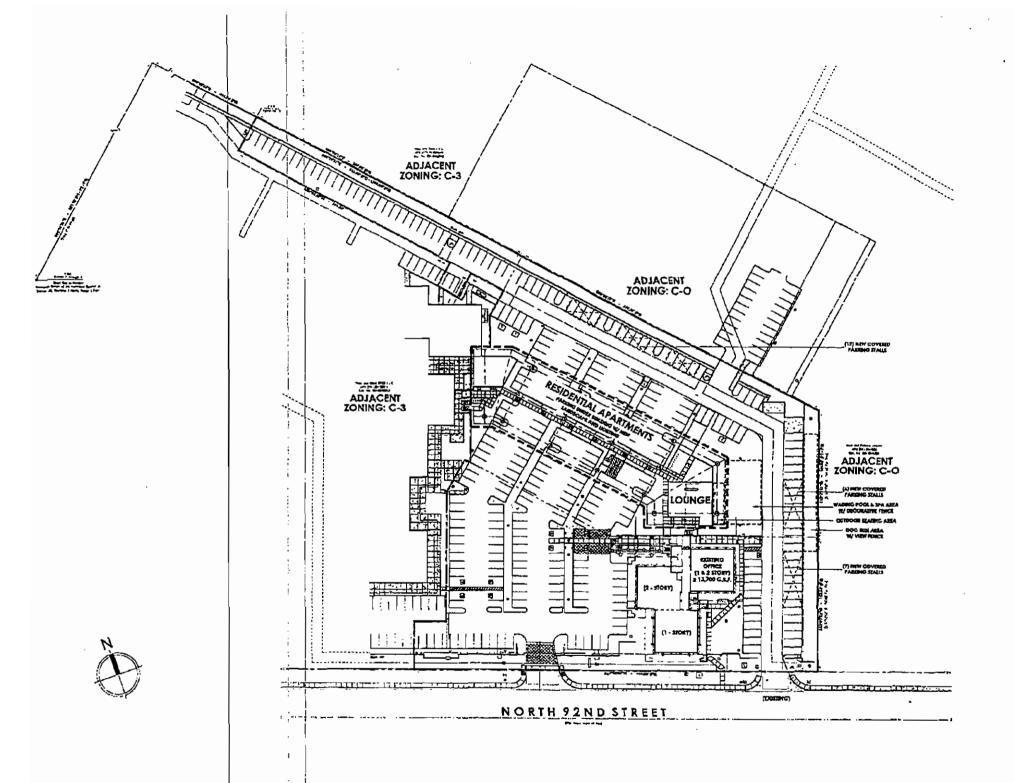
President

Atlachments:

Site Plan

Trip Generation Worksheets





! 1	ITE							AM Distr	ibution	PM Distr	ibution
Proposed Use	LUC		ELandL	lse Name		Total	Units	In	Out	in	Out
General Office Building	710		renal Offi	ce Buildin	g	B0.000	KSF	88%	12%	17%	83%
						_		<u> </u>			<i></i> _
!	_	AD'	r]		AM Pea	k Hour			PM Pea	k Hour	
Proposed Use		Avg Rate		Avg Rate	Total_	10	Out	Avg Rate	Total	ln	Out
General Office Building		15.00	902	2.08	125	110	15	2.43	147	25	122
TOTALS			902		125	-110	15		147	25	122

Notes:
1. This trip generation calculation is provided for the entire development without applied volume reductions taken as part of this study. If applicable, trips net of interaction and pass-by trips are shown below.

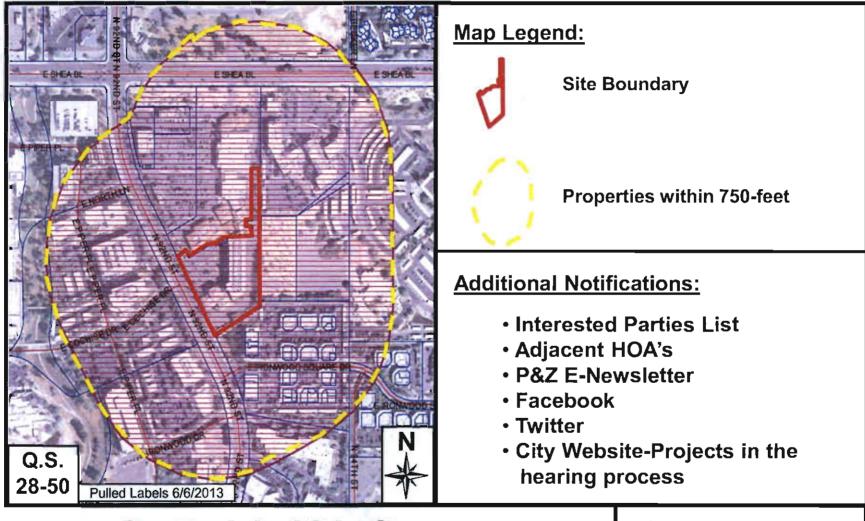
	Daily			AM Peak Hour				PM Peak Hour				
!	Percentage	Trips	Percentage	Trips	în	Out	Percentage	Trips	in	Out		
teraction/Internal Capture	Factor											
	Differences											
	Net Trips	90;	2	125	110	15		147	25	12		
ass-by Trips												
General Office Building												
tal Pass-By Trips				<u>, </u>		•						
ET "NEW" TRIPS		902	2	125	110	15		147	25	12		
After interaction/internal capture	& net of pass	-by trip:	5)									

							AM Dist	ibution	PM Distr	nottudi	
Proposed Use :	LUC	<u> </u>	E Land	Use Name		Total	Units	In	Out	ìn	Out
Apartments	220		Aparlment			56	Dwelling Units	20%	80%	65%	35%
1				_							·· ······
i		AD	τ:		AM Pea	k Hour		1	PM Pea	ik Hour	
Proposed Use		Avg Rate	Total	Avg Rate	Total	in	Out	Avg Rate	Total	n	Out
Apartments		8.27	464	0.56	32	5	26	0.87	49	32	17
TOTALS	<u> </u>		464	<u> </u>	32	6	26		49	32	17

Notes: 1. This trip generation calculation is provided for the entire development without applied volume reductions taken as part of this study. If applicable, trips net of interaction and pass-by trips are shown below.

,	Dai	ly		AM Pea	k Hour		PM Peak Hour				
,	Percentage	Trips	Percentage	Trips	in	Out	Percentage	Trips	in	Out	
teraction/Internal Capture	Factor									4	
	Differences		<u>-</u>								
The state of the s	Net Trips	46-	4	32	8	26		49	32		
ss-by Trips											
Apartments											
						_					
ital Pass-By Trips	•										
" "											
ET "NEW" TRIPS		46		32		26		49	32	_	

City Notifications – Mailing List Selection Map



Scottsdale 92 Lofts

3-GP-2013 & 6-ZN-2013

ATTACHMENT #9



SCOTTSDALE PLANNING COMMISSION KIVA-CITY HALL 3939 DRINKWATER BOULEVARD SCOTTSDALE, ARIZONA

WEDNESDAY, JUNE 12, 2013

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Michael D'Andrea, Chairman

Ed Grant, Vice-Chair

Erik Filsinger, Commissioner Matt Cody, Commissioner David Brantner, Commissioner Jay Petkunas. Commissioner

ABSENT: Michael Edwards, Commissioner

STAFF: Tim Curtis

Sherry Scott Brad Carr Dan Symer Kim Chafin Kira Wauwie

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at: www.scottsdaleaz.gov/boards/PC.asp

Planning Commission June 12, 2013 Page 2 of 2

MINUTES REVIEW AND APPROVAL

1. Approval of May 22, 2013 Regular Meeting Minutes including Study Session.

COMMISSIONER CODY MOVED TO APPROVE THE MAY 22, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

2. 312-PA-2013 (PCC, PRC, SS Text Amendment)

VICE CHAIR GRANT MOVED TO INITIATE CASE 312-PA-2013 SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

3. <u>203-PA-2013</u> (Scottsdale's Museum of the West Municipal Use Master Site Plan)

VICE CHAIR GRANT MOVED TO INITIATE CASE 312-PA-2013 SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

4. <u>1-ZN-2004#3</u> (The Standard at Valley Ho)

5. <u>3-GP-2013</u> (Scottsdale 92 Lofts)

6. <u>6-ZN-2013</u> (Scottsdale 92 Lofts)

VICE CHAIR GRANT MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 1-ZN-2004#3, 3-GP-2013, AND 6-ZN-2013, PER THE STAFF RECOMMENDED STIPULATIONS AS AMENDED, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, AFTER FINDING THAT THE PLANNED BLOCK DEVELOPMENT (PBD) FINDINGS, PLANNED COMMUNITY (PC) DISTRICT FINDINGS AND PLANNED UNIT DEVELOPMENT (PUD) FINDINGS HAVE BEEN MET; SECONDED BY PETKUNAS.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:05 p.m.

^{*} Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:

www.scottsdaleaz.gov/boards/PC.asp